

REDEVELOPMENT AGENCY, CITY OF LONG BEACH

AGENDA NO. 981
Monday, January 23, 2006

5:00 P.M.

City Council Chamber
Plaza Level - City Hall
333 W. Ocean Boulevard
Long Beach, CA 90802

ROLL CALL

FLAG SALUTE

APPROVAL OF MINUTES FOR JANUARY 9, 2006 MEETING

PROJECT AREA COMMITTEE REPORTS

PUBLIC PARTICIPATION

Members of the public are invited to address the Board on items of interest to the public within the Agency Board jurisdiction. Each speaker will be limited to two minutes unless that time is extended by the Chair.

CONSENT CALENDAR (1 - 4)

PUBLIC PARTICIPATION

All matters listed under the Consent Calendar are to be considered routine by the Agency Board and will all be enacted by one motion unless removed from the Consent Calendar for separate action by an Agency Board member. Members of the Public are invited to address the Agency Board on Consent Calendar items at this time. Each speaker will be limited to two minutes unless the Chair extends that time.

1. Approve and authorize the Executive Director to enter into a Purchase and Sale Agreement and all other related documents for the acquisition of property at 1195 E. 15th Street and 1519 Orange Avenue for \$495,000 plus closing costs. (Central - District 6)
2. Approve and authorize the Executive Director to execute a Second Amendment to the Operating Agreement with ACE Parking Management, Inc. to provide parking management services in the Downtown area. (Downtown - Districts 1 and 2)

3. Approve and authorize the Executive Director to enter into an Exclusive Negotiation Agreement with Dream Space Productions and Houk Development Company for the development of the Agency-owned property located at 1709 Santa Fe Avenue. (West Industrial – District 1)
4. Approve and authorize the Executive Director to enter into a Purchase and Sale Agreement and all other related documents for the acquisition of property at 539-543 Daisy Avenue for \$800,000 plus closing costs. (Central - District 6)

REGULAR AGENDA (5 - 7)

5. Hold the hearing on the Resolutions of Necessity to determine the public interest and necessity for acquiring and authorizing the condemnation of real property at 6600 Atlantic Avenue, APNs 7115-003-036 and 7115-003-038; 6620-6630 Atlantic Avenue, APN 7115-003-035; and 609-669 East Artesia Boulevard, APNs 7115-003-037, 7115-003-039, and 7115-003-040, including land, improvements and fixtures and equipment;

Receive testimony from staff and property owner(s) with interest in the property;
and

Adopt the Resolutions of Necessity making the findings required by law, including determining the public interest and necessity for acquiring, and authorizing the condemnation of certain real property within the North Long Beach Redevelopment Project Area. (North – District 9)

6. Hold the hearing on the Resolutions of Necessity to determine the public interest and necessity for acquiring and authorizing the condemnation of real property at 5060 Long Beach Boulevard, APN 7131-032-009; 5096 Long Beach Boulevard, APN 7131-032-008; and 5098 Long Beach Boulevard, APN 7131-032-010, including land, improvements and fixtures and equipment;

Receive testimony from staff and property owner(s) with interest in the property;
and

Adopt the Resolutions of Necessity making the findings required by law, including determining the public interest and necessity for acquiring, and authorizing the condemnation of certain real property within the North Long Beach Redevelopment Project Area. (North – District 8)

7. Presentation: North Long Beach Library Proposal

COMMENTS FROM AGENCY BOARD MEMBERS

EXECUTIVE SESSION

- A. Conference with Real Property Negotiator pursuant to Government Code §54956.8 (Bixby Knolls – Site Acquisition).

APN: 7138-009-014
Address: 4258-4260 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: David L. Scott
Under Negotiation: Price and Terms of Acquisition

- B. Conference with Real Property Negotiator pursuant to Government Code §54956.8 (Bixby Knolls Shopping Center).

APN: 7135-022-046
Address: 4262-4266 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Gaska, Inc. for GGF, LLC.
Under Negotiation: Price and Terms of Acquisition

APN: 7135-022-047
Address: 4250-60 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Gaska, Inc. for GGF, LLC.
Under Negotiation: Price and Terms of Acquisition

APN: 7135-022-048
Address: 4442-4446 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Gaska, Inc. for GGF, LLC.
Under Negotiation: Price and Terms of Acquisition

- C. Conference with Real Property Negotiator pursuant to Government Code §54956.8 (Press-Telegram Proposal).

APN: 7273-025-013 and 7273-025-015 through 021
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: NJN Publishing Company
Under Negotiation: Price and Terms of Acquisition

APN: 7273-025-001
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Nikolaos Sawas Trust
Under Negotiation: Price and Terms of Acquisition

APN: 7273-025-014
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Albert Martino Trust
Under Negotiation: Price and Terms of Acquisition

D. Conference with Real Property Negotiator pursuant to Government Code §54956.8 (RFP for Mixed-Use Development at 3rd St. and Pacific Ave.).

APN: 7280-016-002
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: DeCarion Living Trust
Under Negotiation: Price and Terms of Acquisition

APN: 7280-016-005
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Praket Lertkulvanich Trust
Under Negotiation: Price and Terms of Acquisition

APN: 7280-016-007
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Fred and Gail Leonard Trust
Under Negotiation: Price and Terms of Acquisition

APN: 7280-016-006, -008, -010, -017, -900 and -901
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7280-016-014
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Rose Mizrahi Trust
Under Negotiation: Price and Terms of Acquisition

APN: 7280-016-015
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Fred S. and Alice R. Handal
Under Negotiation: Price and Terms of Acquisition

APN: 7280-016-011, -012, -013 and -016
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Pine Street Property, LLC
Under Negotiation: Price and Terms of Acquisition

E. Conference with Real Property Negotiator pursuant to Government Code §54956.8 (West Gateway – Status of Negotiations and Acquisition).

APN: 7278-019-001; 003 through 008; 012 through 021; 024 through 031; and 912 through 914 (Site 9)

Agency Negotiator: Patrick H. West, Executive Director

Negotiating Parties: Redevelopment Agency and The Olson Company

Under Negotiation: Price and Terms of Acquisition

APN: 7278-019-040 through 044; 048 through 055; 900 through 902; 904 through 908; 910; and 911 (Site 10)

Agency Negotiator: Patrick H. West, Executive Director

Negotiating Parties: Redevelopment Agency and Lennar South Coast Homebuilding

Under Negotiation: Price and Terms of Acquisition

APN: 7280-024-003; 005; 011; 017; and 900 through 914 (Site 11)

Agency Negotiator: Patrick H. West, Executive Director

Negotiating Parties: Redevelopment Agency and Lyon Realty Advisors

Under Negotiation: Price and Terms of Acquisition

F. Conference with Real Property Negotiator pursuant to Government Code §54956.8 (Acquisition of Miscellaneous Properties in North Village Center).

APN: 7124-032-029

Address: 5800 Atlantic Avenue

Agency Negotiator: Patrick H. West, Executive Director

Negotiating Parties: Autozone Development Corporation

Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-006

Address: 5832 - 34 Atlantic Avenue

Agency Negotiator: Patrick H. West, Executive Director

Negotiating Parties: Redevelopment Agency of the City of Long Beach

Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-001 through 005

Address: 5870 - 74 Atlantic Avenue

Agency Negotiator: Patrick H. West, Executive Director

Negotiating Parties: Redevelopment Agency of the City of Long Beach

Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-009
Address: 5895 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-010
Address: 5885 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-011
Address: 5881 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-012
Address: 5873 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-013
Property 5865 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-014
Property 5861 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-015
Property 5853 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-016
Property 5849 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN:	7124-032-017
Property	5841 Lime Avenue
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	Terek Saleh
Under Negotiation:	Price and Terms of Acquisition
APN:	7124-032-018
Property	5837 Lime Avenue
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	Sharon Savoy
Under Negotiation:	Price and Terms of Acquisition
APN:	7124-032-019
Property	5833 Lime Avenue
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	Redevelopment Agency of the City of Long Beach
Under Negotiation:	Price and Terms of Acquisition
APN:	7124-032-020
Property	5821 Lime Avenue
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	Redevelopment Agency of the City of Long Beach
Under Negotiation:	Price and Terms of Acquisition
APN:	7124-032-028
Property	635 South Street
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	Ernest & Katja Jones
Under Negotiation:	Price and Terms of Acquisition
APN:	7125-033-001
Property Address:	5892 Linden Avenue
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	Rosalina Mouk
Under Negotiation:	Price and Terms of Acquisition
APN:	7125-033-002
Property Address:	5886 Linden Avenue
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	Theodore and Oramae Webb
Under Negotiation:	Price and Terms of Acquisition

APN:	7125-033-003
Property Address:	5878 Linden Avenue
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	Theodore and Oramae Webb
Under Negotiation:	Price and Terms of Acquisition
APN:	7125-033-004
Property Address:	5874 Linden Avenue
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	Enrique and Maria Ortiz
Under Negotiation:	Price and Terms of Acquisition
APN:	7125-033-005
Property Address:	5866 Linden Avenue
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	Trinidad Mota, Jr.
Under Negotiation:	Price and Terms of Acquisition
APN:	7125-033-006
Property Address:	5860 Linden Avenue
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	Diego Facio
Under Negotiation:	Price and Terms of Acquisition
APN:	7125-033-007
Property Address:	5852-54 Linden Avenue
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	Alice Bailey and Ruth Pryor
Under Negotiation:	Price and Terms of Acquisition
APN:	7125-033-008
Property Address:	5850 Linden Avenue
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	Norman and Maria Cease
Under Negotiation:	Price and Terms of Acquisition
APN:	7125-033-009
Property	5844 Linden Avenue
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	Redevelopment Agency of the City of Long Beach
Under Negotiation:	Price and Terms of Acquisition
APN:	7125-033-010
Property Address:	5836 Linden Avenue
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	City Neighborhood Rental, LLC
Under Negotiation:	Price and Terms of Acquisition

APN: 7125-033-011
Property Address: 5826 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: William R. Wagner
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-012
Property Address: 5822 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Wylfred R. Mata
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-013
Property Address: 501 E. South Street
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-030
Property Address: 5801 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Horowitz Family Trust
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-025
Property Address: 5823-25 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Arthur Noble
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-024
Property Address: 5827-29 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Ngoc Le Tran
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-023
Property Address: 5835 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-022
Property Address: 5845 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-021
Property Address: 5855 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-019, 020
Property Address: 5869-75 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Dale B. Kindermann
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-018
Property Address: 5879 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: First Samoan Full Gospel Pentecostal Church, Inc.
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-017
Property Address: 5887 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-016
Property Address: 5893 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency of the City of Long Beach
Under Negotiation: Price and Terms of Acquisition

ADJOURNMENT

NEXT REGULAR MEETING: FEBRUARY 13, 2006 – 9:00 A.M.

NOTE: A tape recording of this meeting will be available in the City Clerk Department. The City of Long Beach provides reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, or if an agenda is needed in an alternate format, please call Jan Pittman in the City Clerk Department 48 hours prior to the meeting at (562) 570-6827 or the Telecommunications Device for the Deaf (TDD) at (562) 570-6626. Inquire at the City Council Chamber Audio-Visual Room for an assistive listening device. The City Clerk Department E-Mail address at cityclerk@longbeach.gov is available for correspondence purposes.